

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
DECEMBER 5, 2011
7:00 PM

On this the 5th day of December, 2011, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

TOM MUSSELMAN - COUNCIL MEMBER
TIM DOOLEY - COUNCIL MEMBER
TOMMY SEGNER - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER
SCOTT JONES - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: GARY NEFFENDORF - CITY MANAGER
PAT MCGOWAN - CITY ATTORNEY
CRAIG WALLENDORF - D.P.W.U.
BRIAN JORDAN - DIR. DEVELOPMENT SERVICES
STEVE WETZ - LIEUTENANT

The meeting was called to order at 7:00 PM following the Pledge of Allegiance.

LETTER AGREEMENT FOR COMMUNITY DEVELOPMENT GRANT FROM LCRA

It was moved by Council Member Jones, seconded by Council Member Segner, to approve a Letter Agreement for a Community Development Grant from LCRA in the amount of \$20,000 to build a playground at Oakcrest Park. The funds are a match for money raised by Boy Scout John Stauffer, working on his Eagle Scout project. The playground will be in honor of Chris Staats, a Fredericksburg High graduate killed in Afghanistan. The vote was as follows: AYE: Musselman, Dooley, Segner, Pearson and Jones; NAY: None. Motion carried.

UPDATE ON HOLLMIG LANE SUBSTATION FROM LCRA - Council received an update on the Hollmig Lane Substation from LCRA representative Alan Kunze. No action taken.

CONTRACT FOR GOLF COURSE RENOVATION PROJECT - It was moved by Council Member Dooley, seconded by Council Member Jones, to award the contract for the golf course renovation project to Heritage Links for \$1,930,000.00 (\$1.8 million - Golf Course, \$130,000 - Sewer Building). The vote was as follows: AYE: Musselman, Dooley, Segner, Pearson and Jones; NAY: None. Motion carried.

REQUEST FROM BOOT RANCH FOR AMENDMENT TO BOOT RANCH WATER & SEWER AGREEMENT - No action taken.

CITY MANAGER REPLACEMENT PROCESS, COMMITTEE, AND SEARCH FIRM -

It was moved by Council Member Pearson, seconded by Council Member Jones, to appoint the following individuals to the City Manager Replacement Committee: Mike Hagee, Tim Crenwelge, Case Fischer, Sherman Durst, Jeryl Hoover, Sharon Joseph, Linda Langerhans, Mark Williamson

and James Kemp, and city council liaison: Graham Pearson. The vote was as follows: AYE: Musselman, Dooley, Segner, Pearson, and Jones; NAY: None. Motion carried.

It was moved by Council Member Dooley, seconded by Council Member Segner, to approve the Waters Consulting Group as the search firm in hiring a new city manager, not to exceed \$25,000. The vote was as follows: AYE: Musselman, Dooley, Segner, Pearson and Jones; NAY: None.

TAXI PERMIT APPLICATION FROM ALL AMERICAN SHUTTLE & TAXI SERVICE

- It was moved by Council Member Pearson, seconded by Council Member Segner, to approve the application from All American Shuttle & Taxi Service. The vote was as follows: AYE: Musselman, Dooley, Segner, Pearson and Jones; NAY: None.

REQUEST FROM GILLESPIE COUNTY HISTORICAL SOCIETY TO REALLOCATE

HOT FUNDS - It was moved by Council Member Pearson, seconded by Council Member Jones, to approve the request by the Gillespie County Historical Society to reallocate Hot Funds originally planned for a restroom project at Pioneer Museum to use for reroofing the Vereins Kirche in the amount of \$23,000. The vote was as follows: AYE: Musselman, Dooley, Segner, Pearson and Jones; NAY: None.

NOMINATION TO GILLESPIE CENTRAL APPRAISAL DISTRICT BOARD OF

DIRECTORS - It was moved by Council Member Jones, seconded by Council Member Segner, to appoint

EMS SERVICE RATES - It was moved by Council Member Pearson, seconded by Council Member Dooley, to approve the EMS service rates as presented. The vote was as follows: AYE: Musselman, Dooley, Segner, Pearson and Jones; NAY: None.

DECEMBER 2011 AND JANUARY 2012 MEETING DATES - Council set January 3rd for the regular City Council meeting date.

PUBLIC COMMENT - Russ Rose commented on EMS rates and golf course losses.

COUNCIL COMMENT - Scott Jones and Tom Musselman commented on Marktplatz.

EXECUTIVE SESSION - At 8:05 PM, Council Member Dooley made a motion to recess the regular session and go into Executive Session. Council Member Jones seconded the motion, and the motion carried. At 8:40 PM, Council Member Jones made a motion to adjourn the Executive Session and reconvene the regular session. Council Member Dooley seconded, the motion carried.

Following Executive Session, no action was taken:

With no further discussion, Council Member Jones made a motion to adjourn the meeting at 8:43 PM. Council Member Segner seconded the motion. Motion carried.

PASSED AND APPROVED this the 5th day of March, 2012.

SHELLEY BRITTON, CITY SECRETARY

TOM MUSSELMAN, MAYOR

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
DECEMBER 19, 2011
7:00 PM

On this the 19th day of December, 2011, City Council of the CITY OF FREDERICKSBURG convened in special session at, with the following members present to constitute a quorum:

TOM MUSSELMAN - MAYOR
TOMMY SEGNER - COUNCIL MEMBER
TIM DOOLEY - COUNCIL MEMBER
SCOTT JONES - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: GARY NEFFENDORF - CITY MANAGER
PAT MCGOWAN - CITY ATTORNEY
CRAIG WALLENDORF - D.P.W.U.
BRIAN JORDAN - DIR. DEVELOPMENT SERVICES
PAUL OESTREICH - CHIEF OF POLICE

The meeting was called to order at 7:00 PM following the Pledge of Allegiance.

MINUTES OF SEPTEMBER MEETINGS - It was moved by Council Member Segner, seconded by Council Member Dooley, to approve the minutes of the September meetings as presented. The vote was as follows: AYE: Musselman, Segner, Dooley, Jones and Pearson; NAY: None.

PUBLIC HEARING: REQUEST #Z-1106 BY VORDENBAUM ENGINEERING ON BEHALF OF ROBERT CONNELLY TO: (A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL ON PROPERTY LOCATED AT 304 N. ADAMS ST., AND (B) CONSIDER A CHANGE IN ZONING FROM R-2 MIXED RESIDENTIAL TO C-1 NEIGHBORHOOD COMMERCIAL, ON SAID PROPERTY - It was moved by Council Member Dooley, seconded by Council Member Jones, to recess the regular session and open the public hearing on Request #Z-1106 by Vordenbaum Engineering, on behalf of Robert Connelly, to: (a) consider a change in the Land Use Plan from Medium Density Residential to Commercial on property located at 304 N. Adams St., and (b) consider a change in zoning from R-2 Mixed Residential to C-1 Neighborhood

Commercial, on said property. Motion carried.

Following comments from Kevin Spraggins, it was moved by Council Member Dooley, seconded by Council Member Pearson, to adjourn the public hearing and reconvene the regular session. Motion carried.

PUBLIC HEARING: REQUEST #Z-1106A BY THE CITY OF FREDERICKSBURG TO: (A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM PUBLIC/SEMI-PUBLIC AND MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL ON PROPERTY LOCATED AT 103 W. TRAVIS ST., AND (B) CONSIDER A CHANGE IN ZONING FROM R-2 MIXED RESIDENTIAL TO C-1 NEIGHBORHOOD COMMERCIAL, ON SAID PROPERTY - It was moved by Council Member Dooley, seconded by Council Member Jones, to recess the regular session and open the public hearing on Request #Z-1106A by the City of Fredericksburg to: (a) consider a change in the Land Use Plan from Public/Semi-Public and Medium Density Residential to Commercial on property located at 103 W. Travis St., and (b) consider a change in zoning from R-2 Mixed Residential to C-1 Neighborhood Commercial, on said property. Motion carried.

Following comments from the Duane Durst, it was moved by Council Member Dooley, seconded by Council Member Pearson, to adjourn the public hearing and reconvene the regular session. Motion carried.

RECOMMENDATION AND ORDINANCE ADOPTING LAND USE PLAN CHANGE AND ZONING CHANGE FOR REQUEST #Z-1106 AND #Z-1106A - It was moved by Council Member Dooley, seconded by Council Member Segner, to approve Request #Z-1106 and Request #Z-1106A as presented and to adopt ordinances reflecting the Land Use Plan and zoning change. The vote was as follows: AYE: Musselman, Segner, Dooley, Jones and Pearson; NAY: None.

ORDINANCE NO. 21-014

AN ORDINANCE ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG, SPECIFICALLY IN THE LAND USE MAP AND COMPREHENSIVE PLAN AS ALL OF TOWNLOTS NOS. 531, 532 AND THAT PORTION OF TOWNLOT 533 CONTAINING 10,500 SQUARE FEET OF LAND, MORE OR LESS, MORE PARTICULARLY DESCRIBED IN CORRECTION DEED DATED FEBRUARY 4, 1944 EXECUTED BY META KOENNECHE, ET AL TO THE BOARD OF DIRECTORS OF THE FREDERICKSBURG SOCIAL TURN VEREIN, OF FREDERICKSBURG, TEXAS RECORDED IN VOLUME 57, PAGE 418-419 DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND THAT PORTION OF TOWNLOT 533 BEING A STRIP OF LAND 5 FEET (5') BY 200 FEET (200') DESCRIBED AS RESERVED IN DEED DATED JUNE 13, 1952 EXECUTED BY FREDERICKSBURG SOCIAL VEREIN TO CITY OF FREDERICKSBURG RECORDED IN VOLUME 69, PAGES 629-933, DEED RECORDS, GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, PROVIDING THAT

THE CHANGE TO COMMERCIAL BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE NO. 21-015

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF ALL OF TOWNLOTS NOS. 531, 532 AND THAT PORTION OF TOWNLOT 533 CONTAINING 10,500 SQUARE FEET OF LAND, MORE OR LESS, MORE PARTICULARLY DESCRIBED IN CORRECTION DEED DATED FEBRUARY 4, 1944 EXECUTED BY META KOENNECHE, ET AL TO THE BOARD OF DIRECTORS OF THE FREDERICKSBURG SOCIAL TURN VEREIN, OF FREDERICKSBURG, TEXAS RECORDED IN VOLUME 57, PAGE 418-419 DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND THAT PORTION OF TOWNLOT 533 BEING A STRIP OF LAND 5 FEET (5') BY 200 FEET (200') DESCRIBED AS RESERVED IN DEED DATED JUNE 13, 1952 EXECUTED BY FREDERICKSBURG SOCIAL VEREIN TO CITY OF FREDERICKSBURG RECORDED IN VOLUME 69, PAGES 629-933, DEED RECORDS, GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, FROM R-2 MIXED RESIDENTIAL TO C-1 NEIGHBORHOOD COMMERCIAL. (Recorded in Ordinance Book)

PUBLIC HEARING: REQUEST #Z-1108 BY FREDERICK PETMECKY AND WILLIAM PETMECKY TO: (A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL ON A 0.141 ACRE PORTION OF THE PROPERTY LOCATED AT 504 LONGHORN ST., AND (B) CONSIDER A CHANGE IN ZONING FROM R-3 MULTI-FAMILY RESIDENTIAL TO C-2 COMMERCIAL, ON SAID PROPERTY - It was moved by Council Member Pearson,

seconded by Council Member Dooley, to recess the regular session and open the public hearing on Request #Z-1108 by Frederick Petmecky and William Petmecky to: (a) consider a change in the Land Use Plan from High Density Residential to Commercial on a 0.141 acre portion of the property located at 504 Longhorn St., and (b) consider a change in zoning from R-3 Multi-Family Residential to C-2 Commercial, on said property. Motion carried.

Following comments from Bill Petmecky, it was moved by Council Member Dooley, seconded by Council Member Pearson, to adjourn the public hearing and reconvene the regular session. Motion carried.

RECOMMENDATION AND ORDINANCE ADOPTING LAND USE PLAN CHANGE AND ZONING CHANGE FOR REQUEST #Z-1108 - It was moved by Council Member Dooley, seconded by Council Member Segner, to approve Request #Z-1108 as presented and to adopt ordinances reflecting the Land Use Plan and zoning change. The vote was as follows: AYE: Musselman, Segner, Dooley, Jones and Pearson; NAY: None.

ORDINANCE NO. 21-016

AN ORDINANCE ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG; SPECIFICALLY IN THE LAND USE MAP AND COMPREHENSIVE PLAN AT TO A 0.141 ACRE OF LAND IN PART OF THAT CERTAIN 0.854 ACRE OF LAND WHICH IS PART OF OUTLOTS NO. 615 AND 591 AS SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; PROVIDING THAT THE CHANGE TO PLANNED COMMERCIAL BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE NO. 21-017

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF LAND A 0.141 ACRE OF LAND IN PART OF THAT CERTAIN 0.854 ACRE OF LAND WHICH IS PART OF OUTLOTS NO. 615 AND 591 AS SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS FROM R-3 MULTI-FAMILY RESIDENTIAL TO C-2 COMMERCIAL. (Recorded in Ordinance Book)

INFORMATION FROM A POOL COMMITTEE MEMBER REGARDING THE ROLE OF THE POOL COMMITTEE - Council Member Jones expressed some concerns about council prodical regarding the role of the pool committee. Pool Committee Chair Linda Langerhans assured council the committee was working diligently and would make their survey findings public in January. Pool committee member Tonya Benson delivered a prepared statement; Mayor Musselman and Council Member Dooley also gave statements. No action was taken.

RESOLUTION DIRECTING THE POOL COMMITTEE TO PROCEED WITH SUBMITTING THEIR RECOMMENDATION TO THE COUNCIL - This item was removed.

REAPPOINTMENTS TO GILLESPIE COUNTY ECONOMIC DEVELOPMENT COMMISSION BOARD OF DIRECTORS - It was moved by Council Member Dooley, seconded by Council Member Pearson, to reappoint Brad Hardin and Jim Jarreau to the Gillespie Central Appraisal District Board of Directors. All voted in favor and the motion carried.

APPROVING CONTINUATION OF TAXATION OF GOODS IN TRANSIT - Item pulled from agenda.

FUTURE AGENDA ITEMS - Future agenda items discussed: pool repair agenda item, sidewalk-subdivision ordinance changes, and water & sewer rates.

PUBLIC COMMENT - Steve O'Brien commented on the pool committee issue; Leonard Bentsh thanked council for the EDC board appointments made in public.

COUNCIL COMMENT - Pearson commented on the City Manager Replacement Committee.

EXECUTIVE SESSION - At 8:45 PM, Council Member Dooley made a motion to recess the regular session and go into Executive Session. Council Member Pearson seconded the motion, and the motion carried. At 9:02 PM, Council Member Jones made a motion to adjourn the Executive Session and reconvene the regular session. Council Member Segner seconded, the motion carried.

Following Executive Session, no action was taken:

With no further discussion, Council Member Dooley made a motion to adjourn the meeting at 9:03 PM. Council Member Jones seconded the motion. Motion carried.

PASSED AND APPROVED this the 5th day of March, 2012.

SHELLEY BRITTON, CITY SECRETARY

TOM MUSSELMAN, MAYOR

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